



County of Lassen

Department of Planning and Building Services

• Planning • Building Permits • Environmental Health • Code Enforcement • Surveyor • Surface Mining

April 19, 2024

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TO: Lassen County Planning Commission
Agenda Date: May 7, 2024

Zoning & Building
Inspection Requests
Phone: 530 257-5263

FROM: Maurice Anderson, Director 
Don Willis, County Surveyor 

SUBJECT: Extension Request for Tentative Parcel Map No. 2021-001 – Lands of Sukhpal Gajj and Joginder Gondal.
Assessor's Parcel Numbers: 147-030-018 and 147-030-019.

SUMMARY

The Department of Planning and Building Services received a written request from NST Engineering, Inc., on April 4, 2024, to extend the expiration date of Tentative Parcel Map No. 2021-001. This request was submitted by NST Engineering on behalf of the current property owners, Sukhpal Gajj and Joginder Gondal.

Tentative Parcel Map No. 2021-001 was conditionally approved by the Lassen County Planning Commission on May 3, 2022, through the adoption of Resolution No. 5-03-22. This resolution required thirteen (13) conditions of approval specific to the tentative parcel map and provided a two (2) year timeline to satisfy said conditions of approval and have a parcel map recorded in the Official Records of Lassen County, California.

The property owners and owners' agent, NST Engineering, were notified by the Lassen County Surveyor, by letter dated March 5, 2024, informing them that the tentative parcel map was set to expire on May 3, 2024, unless an extension was applied for and approved by the Lassen County Planning Commission. Extensions to tentative parcel maps are allowable under Section 16.20.130 of the Lassen County Code and must be approved by the Planning Commission. Section 16.20.130(c) of said Code provides for a total of three extensions, each being sixteen (16) months in duration, for a total extension timeline period of four (4) years, if all three extensions were applied for and approved. This provides applicants a total of six (6) years to complete a parcel map.

Although the original tentative parcel map expires on May 3, 2024, tentative maps are automatically extended "*for 60 days or until the application is approved, conditionally approved, or denied, whichever occurs first,*" upon application made for an extension, in accordance with Section 66463.5 of the California Subdivision Map Act.

BACKGROUND

The subject properties are represented by Assessor's Parcel Numbers 147-030-018 and 147-030-019 and are located within a portion of Section 11, Township 22 North, Range 17 East, Mount

Diablo Base and Meridian. This location is on the easterly side of U.S. Highway 395, at the easterly terminus of State Highway 70, in the area known as Hallelujah Junction.

Tentative Parcel Map No. 2021-001 proposes to reconfigure two existing underlying legal parcels that were originally created by Parcel Map No. 1-01-90, as the same was recorded on April 24, 1990 in Book 28 of Maps, Page 51, of the Official Records of Lassen County. This type of request would typically be completed using the lot line adjustment process, however the applicants are also desiring to remove a designated leach area and reconfigure a drainage easement that are shown on the record parcel map. The removal and reconfiguration of these items requires that a new parcel map be filed in order to comply with Section 16.04.060 (Compliance with notes on maps) of the Lassen County Code. This portion of the Code states that *"No use of property shall be allowed, nor shall any subdivision of property be allowed, if such a use or subdivision would conflict with any note attached to any recorded final map or parcel map. Any notes affecting a property are valid and operative until such a time as a note is included on the most current recorded final or parcel map that identifies specific notes on previous final or parcel maps that are no longer valid or operative."*

The purpose for reconfiguring the underlying legal parcels, removing a designated leach area and reconfiguring a drainage easement, is to ultimately accommodate a recreational vehicle park that has been proposed to be constructed on the northerly parcel, this being Assessor's Parcel Number 147-030-019. As such, Tentative Parcel Map No. 2021-001 is also associated with Use Permit No. 2021-002, which was also conditionally approved by said Planning Commission Resolution No. 5-03-22. This resolution required forty-five (45) total conditions of approval for these two applications. Condition of approval numbers 1 through 13 are specific to the approval of Parcel Map Application No. 2021-001 while condition of approval numbers 14 through 45 are specific to the approval of Use Permit Application No. 2021-002.

ENVIRONMENTAL REVIEW

Through said Resolution No. 5-03-22, the Planning Commission adopted a Mitigated Negative Declaration (MND) for Tentative Parcel Map Number 2021-001 and the associated use permit. Section 15162 of the California Environmental Quality Act (CEQA) Guidelines states that when an Environmental Impact Report (EIR) has been certified or a negative declaration adopted for a project, no subsequent EIR or negative declaration shall be prepared for that project for subsequent actions when the lead agency can make certain findings based on substantial evidence. Therefore, based on the criteria contained in Section 15162 of the CEQA Guidelines it is found:

1. That there have been no substantial changes proposed in the project which would require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The project is an extension of a tentative parcel map and there have been no changes in the project description.

2. That no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions in the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The existing land uses in the surrounding vicinity and within the project area have not undergone any substantial changes since they were described and analyzed in the original project Initial Study and MND, so there is no substantial increase in the severity of any previously identified environmental effects that would require revisions in the MND.
3. That no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the MND was certified as complete, has become available. The tentative parcel map extension application does not include any new information, of substantial importance, regarding significant effects from development of the project that were not previously discussed, identified, and analyzed in the previously adopted MND. There has been no new information submitted that demonstrates that significant effects would occur that were not discussed in the MND and there has been no new information submitted to demonstrate that previously identified significant effects will be substantially more severe. The existing mitigation measures were found to be effective and feasible at the time of adoption of the MND, and there have been no substantial changes to the project or the project circumstances that would change the mitigation measures. Therefore, no new information that contradicts the analysis in the Initial Study and MND has become available since the MND was adopted by the Planning Commission on May 3, 2022, through Resolution No. 5-03-22.

Therefore, in accordance with Section 15162 of the CEQA Guidelines, the Lassen County Environmental Review Officer has determined that the adopted MND still applies to the project, and there is no substantial evidence that the tentative parcel map extension could have a potentially significant effect on the environment beyond what was previously analyzed. The adopted Initial Study and Mitigated Negative Declaration continue to reflect the independent judgment and analysis of the County.

STAFF RECOMMENDATION

The scope and magnitude of this project is fairly extensive, particularly when compared to most other parcel map applications, because the project is ultimately seeking to realign an existing drainage and easement, reconfigure existing boundary lines and remove a designated leach area, all with the ultimate goal of constructing a new recreational vehicle park. Based on these facts, County staff recommends that the applicants be granted additional time to complete Tentative Parcel Map No. 2021-001.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
APPROVING AN EXTENSION REQUEST FOR TENTATIVE PARCEL MAP NO.
2021-001, LANDS OF SUKHPAL GAJJ AND JOGINDER GONDAL, ASSESSOR'S
PARCEL NUMBERS 147-030-018 AND 147-030-019.

WHEREAS, the Lassen County Planning Commission, after due notice, and a public hearing conducted on May 7, 2024, has considered an extension request to extend the expiration date of Tentative Parcel Map No. 2021-001, as said request was submitted to the Department of Planning and Building Services on April 4, 2024 by NST Engineering, Inc., on behalf of the property owners, Sukhpal Gajj and Joginder Gondal; and

WHEREAS, tentative parcel maps are automatically extended "*for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first,*" in accordance with Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, Tentative Parcel Map No. 2021-001 was conditionally approved by the Lassen County Planning Commission on May 3, 2022 through Resolution No. 5-03-22, which provided a two (2) year timeline to satisfy the conditions of approval and have a parcel map recorded in the Official Records of Lassen County; and

WHEREAS, Tentative Parcel Map No. 2021-001 was conditionally approved in conjunction with Use Permit No. 2021-002 and said Planning Commission Resolution No. 5-03-22 required thirteen (13) conditions of approval specific to the tentative parcel map; and

WHEREAS, said thirteen (13) conditions of approval specific to said tentative parcel map approval will continue to apply with any extension that is granted; and

WHEREAS, extensions to tentative parcel maps are allowable under Section 16.20.130 of the Lassen County Code; and

WHEREAS, Section 16.20.130(c) of the Lassen County Code allows a total of three extensions for tentative parcel maps, each being sixteen (16) months in duration, for a total extension timeline period of four (4) years and a total project timeline period of six (6) years; and

WHEREAS, a Mitigated Negative Declaration was certified for said Tentative Parcel Map No. 2021-001 through said Resolution No. 5-03-22, and the Lassen County Environmental Review Officer has determined that no further environmental review is required in accordance with Section 15162 of the California Environmental Quality Act Guidelines, based on the findings contained in the Planning Commission staff report.

RESOLUTION NO. _____

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds that the proposed tentative parcel map extension request is consistent with Section 16.20.130(c) of the Lassen County Code.
3. The Lassen County Planning Commission finds that the thirteen (13) conditions of approval required by Planning Commission Resolution No. 5-03-22 will continue to apply to Tentative Parcel Map No. 2021-001.
4. The Lassen County Planning Commission hereby concurs with the Lassen County Environmental Review Officer that no further environmental review is required for this tentative parcel map extension in accordance with Section 15162 of the California Environmental Quality Act Guidelines.
5. The Lassen County Planning Commission hereby approves a sixteen (16) month extension for Tentative Parcel Map No. 2021-001, the new expiration date for which will be September 3, 2025.

PASSED AND ADOPTED at a regular meeting of the Lassen County Planning Commission of the County of Lassen, State of California, held on the 7th day of May, 2024, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION
DISAPPROVING AN EXTENSION REQUEST FOR TENTATIVE PARCEL MAP
NO. 2021-001, LANDS OF SUKHPAL GAJJ AND JOGINDER GONDAL,
ASSESSOR'S PARCEL NUMBERS 147-030-018 AND 147-030-019.

WHEREAS, the Lassen County Planning Commission, after due notice, and a public hearing conducted on May 7, 2024, has considered an extension request to extend the expiration date of Tentative Parcel Map No. 2021-001, as said request was submitted to the Department of Planning and Building Services on April 4, 2024 by NST Engineering, Inc., on behalf of the property owners, Sukhpal Gajj and Joginder Gondal; and

WHEREAS, tentative parcel maps are automatically extended "*for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first,*" in accordance with Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, Tentative Parcel Map No. 2021-001 was conditionally approved by the Lassen County Planning Commission on May 3, 2022 through Resolution No. 5-03-22, which provided a two (2) year timeline to satisfy the conditions of approval and have a parcel map recorded in the Official Records of Lassen County; and

WHEREAS, Tentative Parcel Map No. 2021-001 was conditionally approved in conjunction with Use Permit No. 2021-002 and said Planning Commission Resolution No. 5-03-22 required thirteen (13) conditions of approval specific to the tentative parcel map; and

WHEREAS, said thirteen (13) conditions of approval specific to said tentative parcel map approval will continue to apply with any extension that is granted; and

WHEREAS, extensions to tentative parcel maps are allowable under Section 16.20.130 of the Lassen County Code; and

WHEREAS, Section 16.20.130(c) of the Lassen County Code allows a total of three extensions for tentative parcel maps, each being sixteen (16) months in duration, for a total extension timeline period of four (4) years and a total project timeline of six (6) years; and

WHEREAS, a Mitigated Negative Declaration was certified for said Tentative Parcel Map No. 2021-001 through said Resolution No. 5-03-22, and the Lassen County Environmental Review Officer has determined that no further environmental review is required in accordance with Section 15162 of the California Environmental Quality Act Guidelines, based on the findings contained in the Planning Commission staff report.

RESOLUTION NO. _____

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds that the proposed tentative parcel map extension request is not consistent with Section 16.20.130(c) of the Lassen County Code.
3. The Lassen County Planning Commission hereby concurs with the Lassen County Environmental Review Officer that no further environmental review is required for this tentative parcel map extension in accordance with Section 15162 of the California Environmental Quality Act Guidelines.
4. The Lassen County Planning Commission hereby disapproves a sixteen (16) month extension for Tentative Parcel Map No. 2021-001.

PASSED AND ADOPTED at a regular meeting of the Lassen County Planning Commission of the County of Lassen, State of California, held on the 7th day of May, 2024, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission